SPRING CITY COUNCIL MINUTES

Thursday, June 4, 2026, 7:00 PM

The meeting was held in the Council room at Spring City Hall, 45 South 100 East, Spring City, Utah.

In Person Attendance: David Figgat, Charles Shepherd, Cade Penney, Jane Hawkes, Miichael Tullis, Alison Anderson, Ruth Bergener, Kat Caldwell, Scott Newman, Pam Newman, Yvonne Wright, Ken Law, Dave McEwan, Sally Scott, Kristen Mortensen, Maggie Grindstaff, Shad Hardy, Lowell Brown, D Cat Radford, Sara Brunken, Becky Brunner, Tom Brunner, Bruce Spiegel, Carl Sedlak, Suzanne Dean, Mike Black, Trevor Hooser, Cory Madsen, Ruth Ann McCain; Recorder.

Zoom Attendance: Michael Broadbent, Craig, ipad-susan, Tim Syme, Kim Crowley, Sonja Brown, Michael Miller, Anne Osbore, Dan's iPhone, Elizabeth's iPhone, Chad

Pledge of Allegiance: Mayor Paul Penrod

Expression of Choice: Alison Anderson

Roll Call: James Baker, Chris Anderson, Paul Penrod, Laurel Workman, Stan Soper, Michael Broadbent

Mayor and Council Member Department Reports

Council Member Michael Broadbent explained that a letter was received from Richard and Claudia Venton, who live on 400 South. They are requesting MAG-chloride treatment between 500 East and 700 East. Vinton's obtained a bid for $2,200. Council Member Broadbent stated that he asked Cory for feedback on the bid. Cory said that the bid is only for the MAG-chloride itself and does not include blading or shaping the road. This would not stop potholes, wash boarding, or mud from forming, and MAG-chloride is a salt, so when vehicles drive on it, salt will build up on the car. Council Member Broadbent stated that it would solve the dust but only for a little while and would need to be applied every year. A long-term solution needs to be considered.

Council Member Broadbent noted that Kent reported the Electric Department's annual testing of their equipment was completed and all equipment passed.

Council Member James Baker thanked Cory for his responsiveness in getting the ballpark in good condition for some youth who are using it. He thanked the community for the recent event and stated that it pleased him to see so many community members involved. Council Member Baker noted that the communications on Main Street were taken down and that the cleanup that took place was very appreciated.

Council Member Chris Anderson explained that Cory and his crew had just completed the cleanup of the cemetery following Memorial Day. He reminded the community that any items left around headstones are removed after one week. Work has begun on the shed at the cemetery that will house some of the city's equipment. He noted that watering may become an issue as the irrigation pond is getting low, raising concerns about both secondary water and culinary water supplies.

Council Member Anderson stated that the fire station is coming along well and asked Shad Hardy to provide an update on the expected completion date and the arrival of the new engine. Shad Hardy explained that progress on the fire station had been moving quickly but has recently slowed. The building is currently being painted. He reported that the new truck should be received in less than two weeks.

Council Member Laurel Workman noted that at the last meeting it was announced that a caterer was needed for the senior dinners. Jane Hawkes explained that Abby would like to continue catering; she would just like to have July and December off.

Council Member Workman explained that the car show will be held in a couple of weeks and asked everyone to help spread the word. Whit and Jared Travis are working on setting up a payment procedure, such as Square or Venmo.

Council Member Workman reported that Christi McGriff, who oversees city activities, will be leaving for Hawaii, and Annie Osborne will be heading the 24th of July event. Moving forward, individuals have been assigned to each of the activities until Ms. McGriff returns.

Council Member Workman stated that she is working to put together a Youth City Council and needs someone who is willing to lead that effort.

Council Member Stan Soper noted that those over the sewer are doing a great job. He plans to look into the proposed filtration system to determine whether it is needed.

Council Member Soper clarified that that it was a joke that Neil Sorensen proposed a senior center on land he eventually purchased. He did not buy the land to prevent a senior center being built and would love to see a senior center constructed.

Mayor Paul Penrod stated that he is concerned about the fire situation and drought in our town. He asked everyone to clean their property of weeds, limbs, and debris, and to reach out to neighbors that may need help.

Public Comments

Carl Sedlak stated that he attended a meeting where State Representative Troy Shelley presented information on how businesses can influence state legislators. He encouraged the Council to invite Mr. Shelley to Spring City to give the same presentation.
Mr. Sedlak asked Fire Chief Shad Hardy whether the Fire Department would conduct a fire safety inspection of property. Chief Hardy replied that the Fire Department would do so.
Lastly, Mr. Sedlak brought up a lot that he owns. He stated that a neighbor had been required by the City to install a fence. After having his property surveyed, it was determined that the fence extends approximately one and a half feet onto his property, six inches over the neighbor's western property boundary, and three feet into the City easement on the east side.

Charles Shepherd explained that he is the President of the Friends of Historic Spring City. He shared that 950 tickets were sold for Heritage Days. Three food trucks participated in the event and sold out of food. The two restaurants in town also reported being extremely busy.
Proceeds from ticket sales totaled a little over $14,000, which will be reinvested in the community through small grants and a scholarship program.
Fifteen homeowners opened their homes for tours, and four musical performances were held. Sixty-one artists donated and displayed artwork, nearly half of whom were Spring City residents. Approximately 115 paintings were sold, generating about $27,000 for the artists. An additional $17,000 remained with the Friends of Historic Spring City. Mr. Shepherd's full report can be found in the handouts.

Sarah Bruken shared that she bought just under 20 acres from Neil Sorensen and explained her family's history with Sanpete County. Ms. Brunken stated that she wrote a letter to the City Council and read some of what she had written. She expressed concerns about the City's planning and zoning processes and compliance with applicable regulations. Ms. Brunken stated that adjacent property owners were not properly notified of a proposed subdivision, which she believed limited opportunities for public input.
Ms. Brunken raised concerns regarding the approval and funding of water and sewer infrastructure associated with development in the area. She alleged that the project was misrepresented and that infrastructure costs should have been borne by developers rather than the City. Concerns were also expressed regarding a City Council member's participation in votes related to infrastructure that may benefit property he intends to develop.
Ms. Brunken further stated that the sewer infrastructure is creating financial challenges for some residents who are unable to afford connection costs. Additional concerns were raised about the potential impact of future development on the entrance to Historic Spring City and alleged violations of City codes.
Ms. Brunken indicated that she may seek legal counsel regarding these matters. She also expressed concern that the City lacks a comprehensive General Plan to adequately guide growth and inform the public about citywide development issues. Ms. Brunken's full letter can be found in the handouts.

Lowell Brown stated that he was a messenger for Cheryl North who is a citizen of Spring City. Mr. Brown had a letter from Ms. North to read but the Council acknowledged that they had read the letter. Ms. North's letter can be found in the handouts.
Mr. Brown explained that one of Ms. North's complaints included not being notified about the Board of Adjustment meeting for Randy Strate.

Jane Hawkes stated that Spring City is a Senior Center.

Introducing the New Spring City Royalty

Mayor Paul Penrod stated that the new Spring City Royalty were not in attendance. They are welcome to come next month to be introduced.

Community Wildfire Council, Power Point – Mike Tullis, Jane Hawkes, Keppa Zubeldia

Mike Tullis, a representative of the Community Wildfire Council (CWC), gave a presentation on the Council's mission, activities, and wildfire preparedness efforts. He explained that the Council is made up of members from throughout the valley and works to provide assessments, training, communication, and resources to help residents mitigate wildfire risks and better prepare their properties. He encouraged attendees to visit the presentation website for additional information, resources, and links.

Mr. Tullis shared his personal experience with a wildfire in 2013 that nearly destroyed his property. He noted that air tankers and firefighters were unable to stop the fire and said the experience made him a strong believer in mitigation and preparedness of wildfire.

Mr. Tullis discussed current fire conditions, citing severe drought, extremely low snowpack levels, and forecasts indicating continued drought and above-average heat. He expressed concern that Central Utah faces a significant wildfire risk this season.

The CWC recommends that property owners create defensible space around homes and clear vegetation around structures, propane tanks, and fuel storage areas. They have made wildfire education materials available at the Spring City Post Office and online. Mr. Tullis encouraged residents to take advantage of these resources and recommended installing the free Watch Duty application, which provides real-time wildfire information, alerts, and evacuation notifications to help residents stay informed during fire season.

Cost Annalyss by David Figgat

David Figgatt stated that the mayor had asked him to provide a counterpoint to fiscal numbers presented at a previous meeting by Randy Strate, explaining that his goal was to offer a respectful comparison of the two analyses. He emphasized that "what's included and what's not included matters a lot" when evaluating the proposed change to minimum lot sizes. Mr. Figgatt stated that he compared Mr. Strate's figures with his own and also asked two independent AI systems, ChatGPT and Anthropic's Claude, to review both sets of assumptions, analysis, and findings. According to that review, Strate's analysis focused almost entirely on revenues and existing infrastructure capacity, omitting most public costs associated with growth, while his analysis attempted to account for both revenues and expenditures, including one-time and recurring costs. He noted that Mr. Strate's included one-time and annual benefits but excluded one-time costs, annual costs, school operating costs, emergency services, infrastructure upgrades not covered by impact fees, planning and administrative expenses, and ongoing maintenance. Mr. Figgatt stated that when these omitted costs are included, the overall fiscal position becomes negative rather than positive. He contrasted Mr. Strate's assumptions, that growth largely pays for itself, existing infrastructure has sufficient excess capacity, and county and school systems can absorb growth, with his own conclusion that growth generates additional service demands, requires eventual infrastructure expansion or replacement, and increases costs for schools and emergency services.

Mr. Figgatt then cited several external sources. He referenced the National League of Cities' 2025 Fiscal Conditions Report, noting its findings that city revenues especially sales tax depend on local economic activity, and that cities cannot fund operations solely through property taxes and fees. He quoted Draper Mayor Troy Walker, who emphasized the importance of tourism and local business activity in generating sales tax revenue and reducing reliance on property taxes. He also quoted Randall Kincaid, former mayor of Davidson, North Carolina, who stated that development decisions should reflect what future generations will value and that successful small towns build around their historic identity, protect distinctive character, and pursue long-term economic sustainability rather than short-term growth pressures.

Mr. Figgatt presented current real-estate market data from LandSearch.com, Land.com, Realtor.com, and Zillow, stating that Spring City land carries an estimated $11,000-per-acre premium, roughly 65% higher than the Sanpete County average, reflecting the community's historic character and desirability. He listed factors identified by those sources, including the historic district designation, preserved architecture, limited supply of buildable lots, appeal to artists and retirees, scenic setting, and a unique community identity. He concluded that both quantitative and qualitative evidence supports protecting Spring City's historic lot sizes and overall character, stating that these are the community's "greatest asset."

Planning and Zoning Report

Council Member Broadbent reported on the recent Planning and Zoning Commission meeting and noted two issues he wished to bring before the Council. First, the Commission discussed several points related to revising its own policies and procedures. He explained that some of these matters can be resolved internally within the Commission, while others will require City Council action. Council Member Broadbent observed that the Commission debated two ideas but was unable to reach any firm conclusions, which he felt illustrated the complexity of the issues the city will face over the next several months as it works to refine the ordinances governing Planning and Zoning.

The second item concerned the zoning ordinance. Council Member Broadbent reported that the Commission held a public hearing that was very well attended, with thoughtful and passionate comments offered on both sides of the issue. After the public hearing and in the Planning and Zoning meeting, the Commission proceeded to vote on referring Ordinance 2026-06 to the Council. He then read into the record a letter from Commission Chair Cami Christensen, dated June 2, 2026, addressed to the Mayor and City Council. In the letter, Christensen stated that the vote on Ordinance 2026-06 resulted in a tie, which she broke in favor of passage, and therefore the Commission recommends the ordinance to the Council for consideration. She also requested a joint working session between the Commission and the Council to develop a coordinated long-range plan that reflects community priorities and aligns land-use policies, infrastructure planning, and economic development while preserving Spring City's character. Christensen proposed four steps: scheduling a joint meeting before the next Planning and Zoning meeting; identifying key agenda items such as lot-size options, the general plan, and implementation timelines; inviting attendees to prepare ideas, data, and mapping materials; and establishing a process for ongoing engagement and feedback. She concluded by asking for availability and expressing the Commission's interest in collaborating on a clear, actionable plan for the community. Council Member Broadbent summarized that the Commission had issued a positive recommendation on Ordinance 2026-06 and also requested continued discussion moving forward. The letter can be found in the meeting handouts.

Ordinance 2026-06 An Ordinance to Repeal Ordinances 2026-03 and 2025-05 and Amend Titles 10 and 11

Council Member Chris Anderson explained that Ordinance 2026-06 was before the Council for consideration. He noted that the ordinance would repeal Ordinance 2025-05 and Ordinance 2026-03 referenced in the referendum and would amend Titles 10 and 11 to restore the minimum lot size of 1.06 acres throughout the city. Council Member Anderson then proposed several modifications based on issues raised during the public hearing, particularly relating to guest house regulations. He stated that the current draft sets a 1,000-square-foot maximum floor space for guest houses, with no single floor exceeding 700 square feet for new construction. Council Member Anderson proposed a modification that if you have an existing home that is less than 1,300 square feet that you may turn it into a guest house. He pointed out inconsistencies in how the ordinance treats existing structures. The draft states that size limitations for existing construction may be waived yet later specifies that existing structures may not exceed 1,000 square feet, creating a conflict. Council Member Anderson proposed clarifying that existing structures converted into guest houses may be up to 1,300 square feet, allowing small historic homes to serve as guest houses without requiring alteration that could compromise their historic integrity.

He also addressed a second issue raised by residents: whether someone could build a guest house first and live in it while constructing the primary residence. Council Member Anderson said this has historically been allowed, but the ordinance defines a guest house as being on the same lot as an "existing residence," implying the main home must already be present. To resolve this, he recommended changing the definition to "on the same lot as another residence," which would permit construction of the guest house first. Council Member Broadbent asked whether the term should refer to an "existing structure" rather than an "existing home," and Council Member Anderson agreed that the ordinance already uses "structure," which would accommodate conversions of various existing buildings. Council Member Anderson provided an example of a historic home near his own residence that could be preserved as a 1,200-square-foot guest house while a new primary residence is built on the same lot, avoiding subdivision and maintaining historic character. Council Member Broadbent asked whether the size of the new primary residence would be limited, and Council Member Anderson confirmed it would follow general code requirements. Council Member Anderson concluded that these modifications would resolve several practical concerns raised by residents and better align the ordinance with both historic preservation and flexible property use.

Council Member Broadbent asked to have the section regarding the effective date read. Recorder Ruth Ann McCain stated that she had left that portion blank so the Council could indicate whether they wished to continue using the historical effective date, meaning the ordinance becomes effective after it is published or posted, or whether they preferred to specify a set number of days after passage. Council Member Anderson stated that he preferred to remain consistent with past ordinances and have the effective date occur upon publishing or posting.

Council Member Michael Broadbent made a motion to approve this, subject to the alterations on the guesthouse, and inserting an effective date as soon as possible. **The motion was seconded by Council Member Laurel Workmen. Discussion:** There was no further discussion

Vote:

Michael Broadbent	Yes
James Baker	Yes
Chris Anderson	Yes
Laurel Workman	Yes
Stan Soper	Yes

Keep the Old Fire Truck

Council Member Chris Anderson reported that the fire department will be receiving a new engine in the next few weeks and noted that Spring City, as part of the fire district, is permitted to maintain two engines. With the arrival of the new truck, the city will have three engines, and the district has offered to let Spring City keep the older one if the city assumes full responsibility for its maintenance. Council Member Anderson stated that retaining the truck could be an asset because it could be deployed on wildfires and generate revenue, but the city would bear all repair costs and would ultimately own the vehicle. After a required holding period set by the district, the city would have the option to sell it. He then invited Fire Chief Shad Hardy to provide additional details.

Chief Hardy explained that the older truck is a 1992 Pierce engine originally acquired from Davis Fire Department many years ago. He noted that although it is an older vehicle, it remains in good condition for its age. The truck is fully manual, with no onboard computer systems, and its original pump continues to pass annual state pump tests, consistently delivering 1,500 gallons of water per minute. Chief Hardy stated that since he joined the department in 2014, the truck has required no major maintenance, only minor routine repairs. He contrasted Spring City's usage with larger departments, which rotate trucks frequently and often retire them after only five years. Chief Hardy expects the new engine being delivered, valued at approximately $650,000, to last 30 years, similar to the longevity of the 1992 truck. He added that the new fire station was designed to accommodate up to five trucks, so space is not a concern.

Council Member Stan Soper asked whether the older truck could be sold for a certain amount if the city chose not to keep it. Chief Hardy clarified that Spring City cannot sell the truck at this time, because it is currently owned by the fire district, not the city. The only fire vehicle Spring City owns outright is its oldest brush truck, Brush 152. Chief Hardy explained that at the upcoming district meeting, he will be asked whether Spring City wants to keep or release the 1992 engine, and he will relay the Council's decision. He noted that other communities receiving new engines are donating their older trucks to Paiute County, which has extremely limited resources and is grateful for any equipment, even older models.

Council Member Soper then asked whether the city would be required to perform maintenance even if the cost were substantial. Chief Hardy responded that the district requires the city to keep the truck for a set period, likely five to seven years, though the exact number is still being confirmed. After that period, the truck would become the city's property, and Spring City could sell it or continue using it. The district's only concern is preventing cities from taking possession of trucks and immediately selling them for profit.

Finally, Council Member Soper asked whether, over the next five years, revenue from wildfire deployments would likely exceed maintenance costs. Chief Hardy said that while fire-year conditions are unpredictable, over a five-year period he believes the revenue would probably exceed the maintenance costs. He noted that the truck has already generated meaningful revenue in past deployments, but fire activity varies significantly from year to year depending on weather, fuel moisture, and monsoon patterns.

Council Member Chris Anderson made a motion to take action to retain this third fire truck and assume responsibility for the maintenance as we're required. **The motion was seconded by Council Member Michael Broadbent. Discussion:** There was no further discussion

Vote:

Michael Broadbent	Yes
James Baker	Yes
Chris Anderson	Yes
Laurel Workman	Yes
Stan Soper	Yes

Cooperative Agreement between Spring City and the Utah Division of Forestry, Fire and State Lands

Council Member Chris Anderson explained that the city must renew its five-year cooperative agreement with the Utah Division of Forestry, Fire & State Lands. Under the agreement, Spring City commits to maintain trained personnel, keeping equipment ready, conducting school outreach, and participating in prescribed burns. In return, the city is eligible for State assistance during wildfire incidents and can participate in regional fire responses that may generate revenue.

Fire Chief Shad Hardy emphasized the importance of the agreement, noting that a recent human caused fire east of town burned only three and a half acres but cost over a million dollars to suppress due to aviation support and specialized crews. With the agreement in place, the State covers those costs; without it, Spring City could be responsible for the full amount. Chief Hardy added that a neighboring county once declined to sign the agreement and was later told they would have to pay the entire suppression bill when requesting State help.

Chief Hardy clarified that while the agreement requires Spring City to maintain training and equipment, those obligations align with the department's normal operations, and wildfire deployments can sometimes generate revenue. The agreement also ensures access to mutual aid resources from surrounding communities, the State, BLM, and Forest Service. Council Member Broadbent asked whether any terms had changed from the previous agreement, and Chief Hardy stated that he was not aware of any changes.

Council Member James Baker made a motion to approve the cooperative agreement between Spring City and the Utah Division of Forestry, Fire and State Lands. **The motion was seconded by Council Member Chris Anderson. Discussion:** There was no further discussion

Vote:

Michael Broadbent	Yes

James Baker	Yes
Chris Anderson	Yes
Laurel Workman	Yes
Stan Soper	Yes

Water Infrastructure Contingency Plans Follow-up

Council Member Laurel Workman reported that the city had temporarily paused decisions last month in hopes of locating a viable spring that could serve as an additional water source. She explained that despite efforts, no usable spring was found, and developing a new spring is not an option at this time. Council Member Workman noted that the city also explored the possibility of using a well located to the west, but Cory Madsen advised that bringing that water into the system would require pumping it uphill and would likely cost over one million dollars. Council Member Workman stated that these findings indicate the city is facing a difficult water-supply situation and must carefully consider how to use the remaining funds available for system improvements.

Mr. Madsen explained that his top priorities are replacing at least three fire hydrants and purchasing a chlorine analyzer. Madsen explained that the chlorine analyzer is his top priority because the city is now chlorinating full-time, and the device would analyze chlorine levels continuously every minute and automatically adjust dosing to maintain an optimal level that is effective without producing noticeable chlorine odor. He described this as a significant improvement in fine-tuning water quality.

Madsen also addressed the condition of the city's fire hydrants. He stated that Spring City has approximately 24 hydrants, many of which are older models that are no longer manufactured, meaning replacement parts are unavailable. As a result, hydrants must be replaced entirely when they fail. He estimated the cost of each replacement at $10,000 to $12,000, including labor, with the hydrant itself costing $6,000 to $7,000.

The council discussed with Mr. Madsen the potential projects and cost of each weighing all the benefits.

Council Member Chris Anderson made a motion to approve 12 hydrants and the chlorine residual analyzer and still have a little contingency. **The motion was seconded by Council Member Laurel Workman. Discussion:** Council Member Workman noted that they could always choose to do the other 12 hydrants later.

Vote:

Michael Broadbent	Yes
James Baker	Yes
Chris Anderson	Yes
Laurel Workman	Yes
Stan Soper	Yes

Bid Approval for Playground

Council Member James Baker explained that the Council needed to approve one of the bids previously presented for the Spring City playground project. He noted that Cade Penney from R6 was present and has assisted with the project from the beginning. Mr. Penney explained that four bids were received and opened by the Council on December 4th, but no vote was taken at that time. Two bids were submitted by Big T; one did not include all required components, and the other exceeded the project budget. Garrett Park and Play submitted two bids—one with a full shade covering and another with four individual shade structures. Because a taller slide would not fit under a single shade, it was decided to proceed with the bid that included four individual shades. A bid tabulation was created, and the mayor signed it. This meeting serves as the official discussion and vote on accepting the bid.

It was noted that a western or pioneer theme can be incorporated when the contract is finalized.

Council Member Michael Broadbent made a motion to approve the bid for the playground from Garrett Park and Play. **The motion was seconded by Council Member Laurel Workman. Discussion:** During discussion, it was clarified that the bid amount is $249,950, the grant amount is $249,000, and Spring City's contribution will be $1,000. Cade Penney also noted that Mike Black reached out to three companies for bids, and two companies responded with two bids each.

Vote:

Michael Broadbent	Yes
James Baker	Yes
Chris Anderson	Yes
Laurel Workman	Yes
Stan Soper	Yes

Anti-Displacement & Relocation Policy Plan Resolution 2026-07

Council Member James Baker explained that, as a federal requirement for the park project, the city must adopt an Anti-Displacement and Relocation Policy Plan by resolution, which will be Resolution 2026-07. Cade Penney stated that if this were a housing project and individuals were affected, the city would be required to relocate them. Council Member Baker noted that no one resides at the park, but the city is still required to adopt the plan.

Council Member James Baker made a motion to approve Resolution 2026-07Anti-Displacement and Relocation Policy Plan. **The motion was seconded by Council Member Michael Broadbent. Discussion:** There was no further discussion

Vote:

Michael Broadbent	Yes
James Baker	Yes
Chris Anderson	Yes
Laurel Workman	Yes
Stan Soper	Yes

Resolution 2026-08 A Resolution Establishing a Public Planning and Land Use Review Process

Council Member Stan Soper explained that this agenda item relates to the Planning Commission's letter, summarized earlier by Council Member Broadbent, recommending adoption of Ordinance 2026-06 and requesting a joint planning session. Council Member Soper stated that the Planning Commission's request aligned with a resolution he had already begun drafting. The proposed resolution would establish a Planning and Land Use Review Committee within 45 days, with representation from the Planning Commission, City Council, and residents with differing viewpoints on land-use issues, along with other stakeholders identified by the Council.

The committee would evaluate and make recommendations on a broad range of topics, including the Master Plan, historic and agricultural preservation goals, lot sizes, setbacks, building placement and alignment, lot configuration, development standards, building height, size, massing, accessory structures, infrastructure, and public-service impacts. The review would also consider ways to support Spring City's historic and rural character and ensure construction standards are consistent with that character. Council Member Soper noted that public comments raised concerns about whether neighbors receive adequate notice of land-use actions and wanted this issue to be included in the review.

The resolution recommends holding at least two public hearings over the next 6 to 12 months, with the committee's final recommendations due within 12 months. After receiving the recommendations, the City Council would hold a final public meeting or hearing before making decisions based on the review process.

Council Member Chris Anderson commented that a unified committee is essential, noting that a previous effort resulted in two separate reports and recommendations, which hindered progress. He supported the proposed structure and asked how the committee should be seated. Council Member Soper responded that while the Planning and Zoning Commission traditionally leads such work, broader participation is needed. He suggested including one or two Council members, Planning Commission representatives, and one or two community members. The Council agreed the committee must avoid becoming divided and should produce a single, cohesive recommendation, noting that the community has significant talent to draw from.

Fraud Risk Assessment

Mayor Paul Penrod noted that the Council went through the Fraud Risk Assessment at a previous work meeting where it is filled out.

Council Member Stan Soper made a motion to approve the Fraud Risk Assessment. **The motion was seconded by Council Member James Baker. Discussion:** Council Member Laurel Workman noted that it was discussed that one change needed to be made: the person receiving cash and the person depositing cash should not be the same individual. Recorder Ruth Ann McCain stated that this would be discussed at an upcoming staff meeting.

Vote:

Michael Broadbent	Yes
James Baker	Yes
Chris Anderson	Yes
Laurel Workman	Yes
Stan Soper	Yes

Certified Tax Rate

Recorder Ruth Ann McCain stated that the certified tax rate has not yet been received from the county, but it must be approved and returned to the county by June 22nd. She noted that the city is not going through Truth in Taxation this year. Last year, the Council authorized the mayor to sign the certified tax rate form, and the rate was then adopted by resolution during a special City Council meeting when the budget was approved.

Council Member Michael Broadbent made a motion to authorize the mayor to approve the certified tax rate from the county auditor when we receive it. **The motion was seconded by Council Member James Baker. Discussion:** There was no further discussion

Vote:

Michael Broadbent	Yes
James Baker	Yes
Chris Anderson	Yes
Laurel Workman	Yes
Stan Soper	Yes

New Shed at the Cemetery

Recorder Ruth Ann McCain noted that last month's agenda stated the new shed would be located at the city yard. She clarified that the motion approved by the Council was for the shed to be built at the cemetery, and this explanation is to ensure the public understands the correct location.

Council Member Chris Anderson made a motion to clarify that the approval of the shed's construction is for the shed to be located at the cemetery. **The motion was seconded by Council Member Laurel Workman. Discussion:** There was no further discussion

Vote:

Michael Broadbent	Yes
James Baker	Yes
Chris Anderson	Yes
Laurel Workman	Yes
Stan Soper	Yes

Plan a Work Meeting for Amended Budget, Set Date for Budget Public Hearings, and Set Date for Special City Council

A work meeting was scheduled for June 16th for the amended budget starting at 6:30 p.m. with a joint work meeting with Planning and Zoning to follow. Budget public hearings and a special City Council meeting were planned for June 26th starting at 6:30.

Delinquent Accounts

Penrod noted that he would speak with Mr. Larson, along with Kent or Cory, because no payments have been made on Mr. Larson's account. He also explained that Mr. Wright has an outstanding utility bill and requests that the city perform work on his new development and sign a letter for him. It was noted that the city should not sign the letter until the account is paid in full.

Financial Reports for May 2026

Council Member Chris Anderson made a motion to approve the financial report. **The motion was seconded by Council Member Michael Broadbent. Discussion:** There was no further discussion

Vote:

Michael Broadbent	Yes
James Baker	Yes
Chris Anderson	Yes
Laurel Workman	Yes
Stan Soper	Yes

Payment of Bills

Council Member Michael Broadbent made a motion to pay the bills. **The motion was seconded by Council Member Laurel Workman. Discussion:** There was no further discussion

Vote:

Michael Broadbent	Yes
James Baker	Yes
Chris Anderson	Yes
Laurel Workman	Yes
Stan Soper	Yes

Minutes for April 22, 2026, Work Meeting

Council Member Chris Anderson made a motion to approve the minutes for April 22nd of this year, work meeting. **The motion was seconded by Council Member Michael Broadbent. Discussion:** There was no further discussion

Vote:

Michael Broadbent	Yes
James Baker	Yes
Chris Anderson	Yes
Laurel Workman	Yes
Stan Soper	Yes

Minutes for May 7, 2026, 2nd CDBG Public Hearing

Council Member Michael Broadbent made a motion to approve the minutes of the May 7, 2026, meeting on the second CDBG public hearing. **The motion was seconded by Council Member Laurel Workman. Discussion:** There was no further discussion

Vote:

Michael Broadbent	Yes
James Baker	Yes
Chris Anderson	Yes
Laurel Workman	Yes
Stan Soper	Yes

Minutes for May 7, 2026, City Council Meeting

Council Member Michael Broadbent made a motion to approve the minutes for the May 7, 2026, City Council meeting. **The motion was seconded by Council Member James Baker.**

Discussion: There was no further discussion

Vote:

Michael Broadbent	Yes
James Baker	Yes
Chris Anderson	Yes
Laurel Workman	Yes
Stan Soper	Yes

Minutes for May 28, 2026, Work Meeting

Council Member Laurel Workman made a motion to approve the minutes for the work meeting on May 28th. **The motion was seconded by Council Member Chris Anderson.**

Discussion: There was no further discussion

Vote:

Michael Broadbent	Yes
James Baker	Yes
Chris Anderson	Yes
Laurel Workman	Yes
Stan Soper	Yes

Council Member Laurel Workman motioned to adjourn, and Council Member Michael Broadbent seconded the motion.

Adjournment: 9:25 p.m.

APPROVED